



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## **ARCHITECTURAL REVIEW BOARD**

**THURSDAY, FEBRUARY 5, 2009**

**CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA**

**BOARD MEMBERS**  
CHAIR, JON MAXEY  
VICE-CHAIR, LINDA HINKLE  
ROD MARTIN  
NANCY HART  
TOM MONTI

**SUBCOMMITTEE MEETING – 6:45 P.M.**

**REGULAR MEETING –7:00 P.M.**

### **\*\*\* A G E N D A \*\*\***

#### **NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Architectural Review Board meetings:*

- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*
  - *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT  
CODE SECTION 54954.2 - SECRETARY REPORT**

**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**CONSENT CALENDAR:**

**MINUTES:** January 15, 2009

**PUBLIC HEARINGS:**

- 1) **SITE REVIEW, SR-08-15: BARRETT-COLSON & COLSON:** A request for site, landscape and architectural plan approval for the construction of a 138-suite congregate care retirement residence approximately 115,600-sf in size located near the northwest corner of Barrett Ave. and Butterfield Blvd. on a 5.3-acre site in a R3(PD) zoning district.

**Recommendation:** Open Public Hearing/Adopt Resolution approving the site review application.

- 2) **SITE REVIEW, SR-08-20: CONDIT-WOLFF:** A request for site, landscape and architectural plan approval for the conversion of a former restaurant site into the training center for the San Jose Earthquakes Major League Soccer team. The project will consist of remodeling the interior of the restaurant building for the training facility and improving the undeveloped portion of the site into a natural grass practice area and soccer field. Perimeter fencing around the grass fields, protective netting, and new freestanding signage is also proposed. The project site is 4.47-acres in size and is located at the southwest corner of Condit Road and San Pedro Ave. in a PD, Planned Development zoning district.

**Recommendation:** Open Public Hearing/Adopt Resolution approving the site review application.

- 3) **SITE REVIEW, SR-08-18: LLAGAS-GLEN AYRE PUMP STATION:** A request for site and architectural approval for the construction of an approximately 225 sf structure over an existing booster pump station located on Glen Ayre Dr. In addition, an access driveway to the site is proposed.

**Recommendation:** Open Public Hearing/Adopt Resolution approving the site review application.

**ANNOUNCEMENT:**

**ADJOURNMENT:**

***SPEAKER CARD***

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.*

*HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

***NOTICE***

***AMERICANS WITH DISABILITY ACT (ADA)***

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

***NOTICE***

*NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.*

*The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*

***NOTICE***

*All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the Architectural Review Board less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17555 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the Architectural Review Board. (Pursuant to Government Code 54957.5)*